

Decision Making Roles



There are four decision making bodies related to land use decisions, each with its associated case types:

1. Planning Director

- Minor partition (three or fewer lots)
- Expansion of a non-conforming structure (single-family residential)
- Design review, class I
- Historic district and Willamette commercial zone
- Sign review
- Lot line adjustment
- Home occupations
- Flood management areas*

2. Historic Review Board

- Historic district and Willamette commercial zone

3. Planning Commission

- Zone change
- Class I and II variances
- Conditional use permit
- Zone change and plan amendments
- Expansion of a non-conforming structure (other than single-family residential)
- Code amendments
- Subdivision
- Planned Unit Development (PUD)
- Design review, class II
- Greenway (Willamette and Tualatin)*
- Wetland or natural drainageway*

4. City Council

- Zone change and plan amendment
- Code amendments
- Appeal of Planning Director, Planning Commission and Historic Review Board decisions
- Street vacations
- Street name changes

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* Federal and state review and/or notice is required.

- [Planning](#)

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